

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 21, 2017, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Liz Bavitz, Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, Jim McKee and Greg Munn; (Greg McCown absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacy Groshong Hageman, and Amy Huffman of the Planning Department; Lynette Hellerich and Tiffie Hunter, 2110 A Street; Michael Sinclair for Barry's; Ross Greathouse for Starita Expansion; and Matt Olberding from the Lincoln Journal Star.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion approving the minutes for the meeting of November 16, 2017. Motion for approval made by Johnson, seconded by Bavitz and carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn voting 'yes'; McCown absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

APPLICATION FROM LYNETTE HELLERICH REGARDING 2110 A STREET FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO OPERATE AN OWNER-OCCUPIED BED AND BREAKFAST INN.
PUBLIC HEARING: **DECEMBER 21, 2017**

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Lynette Hellerich stated she obtained the information that was requested at the November HPC meeting. The privacy fence on the east side of the home will match in color. American Fence has provided information about the wrought iron fence and two renderings of the awning have been provided. The text will be white on hunter green canvas. It was confirmed by the fire marshal that there is no need for a fire escape because the staircase at the back of the home is wide enough to count as the 2nd staircase.

Zimmer noted that there have been no additional comments from the public since the last meeting. The Near South Neighborhood decided they would hold off on their comments until the special permit hearing before the Planning Commission. They do support the landmark designation.

Hellerich said the entire house has been painted since the last meeting.

ACTION:

Munn called for a motion.

Johnson moved for approval, including staff recommend conditions, which include owner occupancy and that HPC retain approval of signs, seconded by Bavitz and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

APPLICATIONS FROM NEBRASKA SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS AT 800 Q STREET IN THE HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

NOVEMBER 16, 2017

Members present: Bavitz, Hewitt, Johnson, McKee, McCown, and Munn; Gengler absent.

Ryan Haffey, Nebraska Sign Company, said this application is for a superficial change to an existing sign. It will keep the same existing structure and a new face will be made for the top and bottom on both sides, with the same lighting elements. It is not a dramatic change from what is there now.

McKee asked why this is not considered no material effect. Zimmer said Nebraska Sign Company wanted to be thorough.

ACTION:

Bavitz moved for approval based on the recommended "finding"; seconded by McGee and carried 6-0: Bavitz, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 325 N. 9TH STREET (BARRY'S), IN THE HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Michael Sinclair of Schemmer stated this proposal is to add much needed fabric sunshades to

Barry's Rooftop. The shades will be held up by a steel support system. The triangular shades will be mounted to minimize visibility above the parapets on the street sides and the color scheme is in-line with the building.

McKee asked if they would remain up during winter. Sinclair said they would not. He added that the shades are not visible from the street level. That is intentional.

Munn said he likes how it looks and this is an improvement from an earlier proposal that had four-sided tent structures.

ACTION:

McKee moved for approval based on the recommended finding, seconded by Gengler. Motion carried, 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

Zimmer mentioned that at the last meeting, Kelly Bacon conducted her 4-year review. She commented that it would be helpful if minute reflected what guidelines HPC was taking action on, so written into the report is more specific action regarding what is being recommended.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1320 N. 37th STREET
IN THE EAST CAMPUS LANDMARK DISTRICT.**

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Zimmer said this request makes a change to the front of the house that is just material enough that it cannot be considered no material effect. The proposal is to convert the already altered sunporch into fully conditioned interior space.

McKee commented that going from six windows creates a less balanced appearance. The applicant said that change stems from an interior change where the owner intends to add built-in bookshelves.

Munn said it is hard to see the front door location. Zimmer said the door will move farther forward, to the head of the stairs, creating a shallower alcove. Lady added that the owner has created a foyer with a coat closet. Relocating the door allows for that change. The original door will still be used, with a different door between the foyer and the living room.

ACTION:

Johnson moved for approval based on the recommended "finding"; seconded by Hewitt and

carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

STARITA ADDITION TO 3145 S. 29TH STREET – ADVISE ON SPECIAL PERMIT FOR EXPANSION OF A NON-CONFORMING USE IN BOULEVARDS HISTORIC DISTRICT.

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Zimmer said this structure sits closer to 29th Street than is normally allowed, making it non-conforming. Due to that status, they are allowed to ask for a special permit for expansion. The proposed addition follows the line of the house. This is a highly-visible house on a corner lot.

Ross Greathouse stated this is the home of author, Joe Starita. He has lived in the home for 25 years. There is a small addition that is a library. This proposal is to create space for a writing room. He wanted it to be lifted from the main level of the house, so there is a 4-step rise. Envisioned is an interior wall with a large amount of display space going up to the peak of the roof with skylights and a work station that faces west. Mr. Starita has spoken with his neighbor to the west and they have no complaints. The exterior finish will be identical to the existing, so if one was not familiar with the house, it would not be obvious this is a new addition. There will also be an exterior door out to a new deck.

Munn said the design is interesting. He asked if the wall will maintain the shape of the 10-year old addition. Greathouse said it will remain. The siding will be identical in shape and color and will not change the look that exists in the neighborhood. Starita would like to start building in March.

Bavitz asked if there was any consideration given to maintaining the lines of the windows. Greathouse said yes, but they will be at floor level and will be identical in number of panes. He sees no problem with considering them further. Munn said maintaining the feel of the other addition helps. Zimmer commented that the variation will make it feel like an organic step back in time, where people just built on additions.

ACTION:

Johnson moved to recommend approval of the special permit by Planning Commission; seconded by Gengler and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A NEW HOUSE AND GARAGE AT 3268 RANDOLPH STREET IN THE WOODS PARK BUNGALOW LANDMARK DISTRICT.

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Hageman said this parcel is on Randolph Street, west of 33rd Street. Urban Development acquired this very small lot and demolished the old house. Kelly Langer is now proposing to construct a new house with a detached garage.

Bavitz asked if the new garage will be placed in front of another one. Hageman said the other garage faces west.

Zimmer said it might have been expected that the neighbor would acquire the lot to add to their side yard, but they were not interest.

Hageman said Langer updated the old church on Randolph, as well as Cordner Court. He is always looking to build in small spaces. He could have had more room if the house was moved forward a little; the other houses are closer to the street. He is keeping the front porch within the buildable area, so that could change.

Hewitt asked if there is a wall along the lot line. Hageman said that is the neighbors'.

McKee commented on how small the lot is. Zimmer said it would not be buildable except that it had a hose on it previously. McKee also noted the length of the block. Hageman said it is a long block from Randolph to J Street, but it is short from Elmwood to Randolph. Urban Development does not ask for much, but they hope to recoup a bit of their purchase cost.

Munn asked the location of the property line. Zimmer said it is halfway down the driveway and side parking area. Munn wondered if it would be necessary for the neighbor to change their drive. Zimmer said they will still have a drivable route.

Gengler asked why Langer was going with a detached garage. Hageman said it was so he could built it in the rear or side yard. Zimmer added that if it were attached, it becomes part of the footprint of the main house, which cannot go that far back on the lot.

McKee asked if the house will be small. Hageman said it actually has ample square footage, at 1,800 square feet. Zimmer said it could have been even bigger because it does not take the 2nd floor all the way back.

Bavitz asked if this new house is similar to what was there before. Zimmer said the old house was stucco. Bavitz commented that this design is much plainer. Gengler agreed that it is very colonial for a bungalow. Bavitz said there is some detailing, but she does not know enough about the styles of other homes on the block to know how well it fits in. Hageman said the

block is very diverse.

Munn wondered about exterior treatments. Zimmer said it will be Hardy board. He noted that Commissioners could make an approval with suggestions and the applicant is amenable to guidance.

Gengler said the porch could be enhanced with broader, square columns. Zimmer agreed that a pedestal would be nice. Gengler suggested a wall or any other small addition that would not impact the design, but would lend a better face to the neighborhood would be preferable. Munn suggested that the porch roof is a little high. Typically, one might find a 7-foot porch, which would feel cozier. Bavitz added that a more substantial trim on the windows would make more of a statement.

Hewitt said the lot is so narrow. He would be upset if someone came in to slip a house into that small of a lot. Zimmer said the neighbors spent so long being impeded by the old, abandoned house, that they are pleased to have a neighbor. They chose not to purchase the lot.

ACTION:

Gengler proposed that a condition be added to the certificate of appropriateness regarding the redesign of the porch. Zimmer said the applicant is a builder so it will not be difficult to come up with some design changes. Munn asked if Gengler expected the applicant to come back, showing the suggested changes. Gengler said she did not have an opinion on that aspect. Bavitz said she would also like to include the comments about the trim. Commissioners agreed that there is a good level of confidence that this builder and staff can come up with something.

Gengler moved for approval of the recommended “finding” and the certificate of appropriateness, with the condition that the applicant work with staff to enhance the detailing at the front of the house; seconded by McKee and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; McCown absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A NEW HOUSE AT 1107 N. 37TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT.

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Zimmer said this was one of the smallest houses on Professor’s Row. Evelyn Metzger and Agnes Saunders, both home economics professors, shared the home for many years. The house burned down a couple of years ago. The new proposal is for a new 2-story, asymmetrical home on this oddly-shaped lot.

Gengler asked if real, operational window shutters are shown. Zimmer said they are probably not operational. Gengler said they should at least look like they would cover the window.

Bavitz asked if there was brick anywhere else in the design besides on the half-porch. Zimmer said not that he is aware of. Bavitz stated that is noticeable, especially for a prominent corner house.

Hewitt said that although he is out of his element when it comes to design, he is troubled by the garage door on the long side of the house. Zimmer said it is right off of Apple Street, which does have driveways oriented that way. Gengler agreed that the side view is very blank. She understands that may be due to the interior, but the house would look better if there were some kind of setback or vertical elements to break up the plane. As is, it will have a massing that none of the other houses have. The façade is too contemporary. Zimmer agreed that he would like to add trim and change the siding a little on the garage to make it more distinct.

Munn expressed that this corner lot deserves a corner lot house, and this is not. Gengler agreed this is very bare-bones for this highly visible spot. There is a long list of things that could help, even though they add some expense. McKee said some expense could be saved by eliminating the brick. Munn said the porch could run around the corner. Zimmer said he will see what he can get. Bavitz said the original house was so cute. It is too bad that cannot be rebuilt.

Hewitt asked if the orientation of the proposed house is the same as the old house. Zimmer said it is.

ACTION:

Gengler moved for approval of the recommended “finding” and certificate of appropriateness, with the condition that the applicant work with staff to enhance the design elements of the exterior to create a design more compatible with the neighborhood; seconded by McKee and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting ‘yes’; McCown absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A FENCE AT 1301 N. 40TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT.

PUBLIC HEARING:

DECEMBER 21, 2017

Members present: Bavitz, Gengler, Hewitt, Johnson, McKee, and Munn; McCown absent.

Zimmer said this request is for fencing the Dudley Street front yard of the residence. The guidelines do not allow this. McKee said it would stand out. Zimmer said even if they proposed

a smaller fence, it would look odd. The request is to create a bigger area for their dogs to run. A privacy fence like this just doesn't fit.

Gengler asked if there is any appropriate option or if the recommendation would for denial of a fence altogether; she wondered if the applicant could bring a different design. Zimmer responded that this body has to address what the applicant has asked for today. Suggestions can be made, but he does not see how a fence will fit when there is nothing like this on the entire block face. Landscaping might be an option, but it is not under review today. Gengler said the location is more of an issue than the type of fencing. Zimmer said yes; in a true front yard, a board fence in a historical district is not going to work. There is a house at 38th and Dudley with a side porch, but overall, there is nothing breaking up of the sidewalk-lawn-house configuration. It is one of the best in town.

Hewitt said the former railroad right of way north of this block-face had not been totally cleared. Zimmer said the former ROW is now a neighborhood walkway--a unique feature of the neighborhood. The legal descriptions in this neighborhood are very complex.

ACTION:

McKee moved for denial of the certificate of appropriateness, seconded by Johnson and carried 6-0: Bavitz, Gengler, Hewitt, Johnson, McKee and Munn voting 'yes'; McCown absent.

DISCUSS AND ADVISE:

Zimmer said work continues on the historic preservation content on the Planning Dept. website, as well as on the Historical Society's "Place Makers of Nebraska" wiki site. Newspaper.com has turned out to be a great resource.

There being no further business, the meeting was adjourned at 2:46 p.m.